

096.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,083,200 / 1,083,200

APPRAISED: 1,083,200 / 1,083,200

USE VALUE: 1,083,200 / 1,083,200

ASSESSED: 1,083,200 / 1,083,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
65		COLUMBIA RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: LOMBARDI EDWARD P JR &	
Owner 2: GEARY VALERIE T	
Owner 3:	

Street 1: 65 COLUMBIA ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: SHANAHAN JOSEPH V -

Owner 2: SHANAHAN JENIFER L -

Street 1: 65 COLUMBIA ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 7,156 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 3808 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

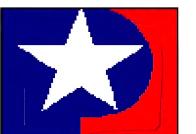
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7156		Sq. Ft.	Site		0	70.	0.89	4									444,276						444,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7156.000		637,900		1,000		444,300		1,083,200						62746	
Total Card							0.164		637,900		1,000		444,300		1,083,200						GIS Ref	
Total Parcel							0.164		637,900		1,000		444,300		1,083,200						GIS Ref	
Source: Market Adj Cost																					Insp Date	
																					09/13/18	

**USER DEFINED**

Prior Id # 1:	62746
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:27:10
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Parcel ID: 096.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	637,900	1000	7,156.	444,300	1,083,200	1,083,200	Year End Roll	12/18/2019
2019	101	FV	477,500	1100	7,156.	444,300	922,900	922,900	Year End Roll	1/3/2019
2018	101	FV	477,700	1100	7,156.	380,800	859,600	859,600	Year End Roll	12/20/2017
2017	101	FV	477,700	1100	7,156.	355,400	834,200	834,200	Year End Roll	1/3/2017
2016	101	FV	477,700	1100	7,156.	304,600	783,400	783,400	Year End	1/4/2016
2015	101	FV	368,200	1100	7,156.	272,900	642,200	642,200	Year End Roll	12/11/2014
2014	101	FV	368,200	1100	7,156.	252,600	621,900	621,900	Year End Roll	12/16/2013
2013	101	FV	368,200	1100	7,156.	240,900	610,200	610,200		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANAHAN JOSEPH	64594-92		12/2/2014	Change>Sale	865,000	No	No		
SMITH NINA	31744-7		8/24/2000		363,000	No	No		
SMITH DONALD	27963-125		12/11/1997	Family		1	No	No	A

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2015	659	Redo Bas	51,000	6/10/2015				Renovate basement
6/16/2010	697	New Wind	5,104					REPLACE 5 WINDOWS
3/10/2004	217	Addition	146,000					

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
6/23/2015	Info Fm Prmt	PC	PHIL C
5/18/2015	Sales Review	PT	Paul T
6/2/2009	Info At Door	189	PATRIOT
3/22/2005	Fieldrev-Chg	BR	B Rossignol
12/10/2000	MLS	MM	Mary M
10/15/1999	Meas/Inspect	266	PATRIOT
7/30/1991		KT	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>					
Type:	15 - Old Style		Full Bath:	1	Rating:	Good											
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	1	Rating:	Very Good											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Good											
Prime Wall:	1 - Wood Shingle		A HBth:		Rating:												
Sec Wall:		%	OthrFix:		Rating:												
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good											
Color:	RED		A Kits:		Rating:												
View / Desir:			Fpl:	1	Rating:	Very Good											
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:									
Grade:	C+ - Average (+)		<b>CONDOS INFORMATION</b>														
Year Blt:	1928	Eff Yr Blt:							Location:								
Alt LUC:			Total Units:		Floor:												
Jurisdct:	G12		Alt %:		% Own:												
Const Mod:							Name:										
Lump Sum Adj:							<b>DEPRECIATION</b>										
<b>INTERIOR INFORMATION</b>						Phys Cond:	VG - Very Good	4.6	%	Exterior:	No Unit	RMS	BRS	FL			
Avg Ht/FL:	STD		Functional:			1	13	4	M								
Prim Int Wall:	2 - Plaster		Economic:														
Sec Int Wall:		%	Special:														
Partition:	T - Typical		Override:														
Prim Floors:	3 - Hardwood		Total:	4.6	%												
Sec Floors:		%	<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>								
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	130.00		Rate	Parcel ID	Typ	Date	Sale Price							
Subfloor:			Size Adj.:	1.07407105													
Bsmnt Gar:	1		Const Adj.:	0.99989998													
Electric:	3 - Typical		Adj \$ / SQ:	139.615													
Insulation:	2 - Typical		Other Features:	116835													
Int vs Ext:	S		Grade Factor:	1.10													
Heat Fuel:	2 - Gas		NBHD Inf:	1.00000000													
Heat Type:	3 - Forced H/W		NBHD Mod:			WtAv\$/SQ:	AvRate:	Ind.Val									
# Heat Sys:	1		LUC Factor:	1.00													
% Heated:	100	% AC:	100	Adj Total:	668634		Juris. Factor:	1.00	Before Depr:	153.58							
Solar HW:	NO	Central Vac:	NO	Depreciation:	30757		Special Features:	0	Val/Su Net:	160.20							
% Com Wall:		% Sprinkled:		Depreciated Total:	637976		Final Total:	637900	Val/Su SzAd	257.63							
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:		Color:			
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b>						096.0-0002-0004.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y		116X16	G	AV	2004	4.64	T	12	101			1,000		1,000
More: N	Total Yard Items:	1,000		Total Special Features:			Total:	1,000									

**RESIDENTIAL GRID**

**REMODELING**

**RES BREAKDOWN**

Category	No Unit	RMS	BRS	FL
Exterior	1	13	4	M
Interior				
Additions	2004			
Kitchen				
Baths				
Plumbing				
Electric				
Heating				
General				
<b>Totals</b>	1	13	4	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,332	104.710	139,476	BMT	100	GFB	100	V	
FFL	First Floor	1,332	139.620	185,968						
SFL	Second Floor	598	139.620	83,490						
TQS	3/4 Story	546	139.620	76,230						
OPF	Open Porch	118	30.480	3,597						
WDK	Deck	32	16.000	512						
EFP	Enclos Porch	24	72.590	1,742						
Net Sketched Area: 3,982				Total:	491,015					
Size Ad	2476	Gross Are	4164	FinArea	3808					

**SUB AREA DETAIL**

**IMAGE**

**AssessPro Patriot Properties, Inc**